HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: March 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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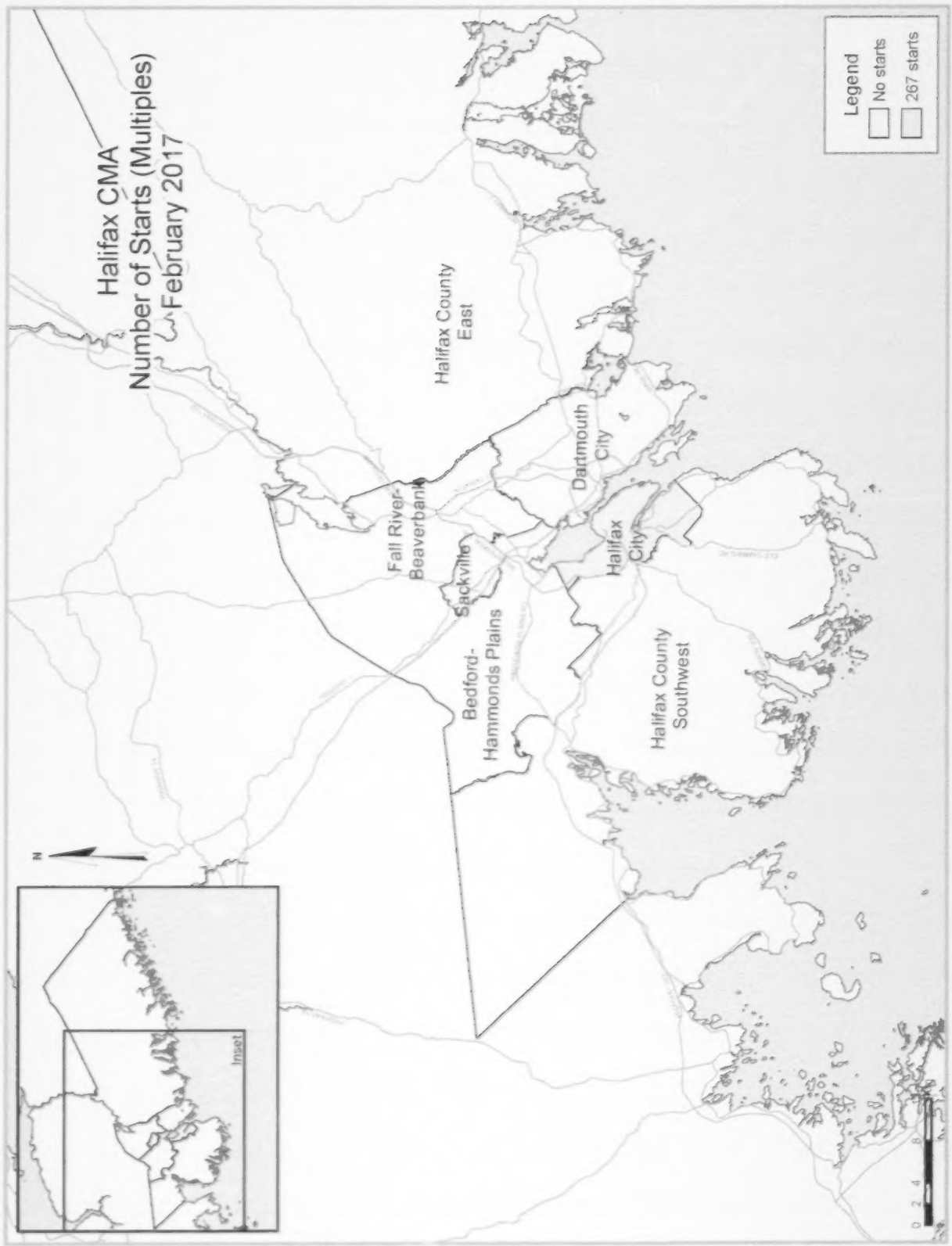
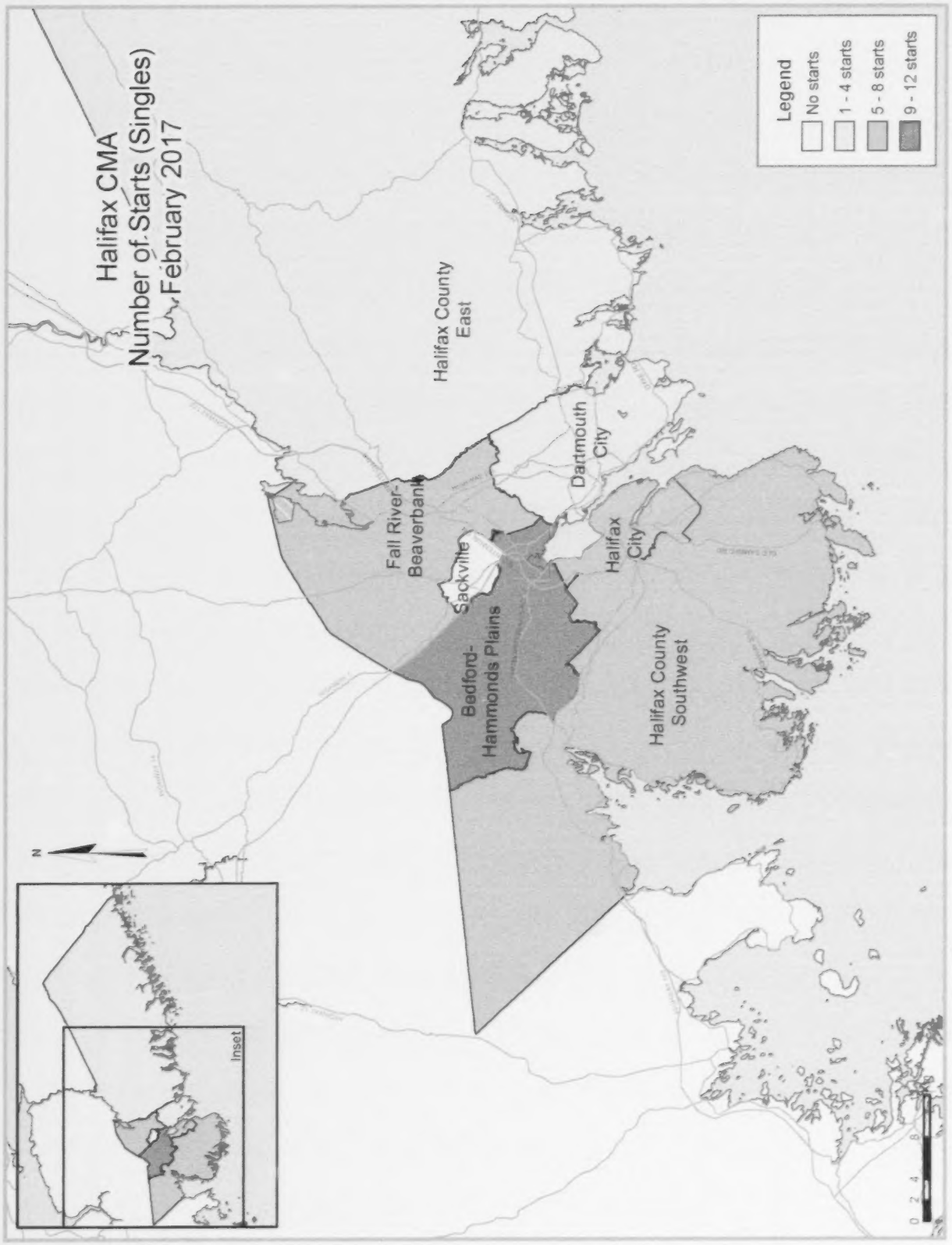
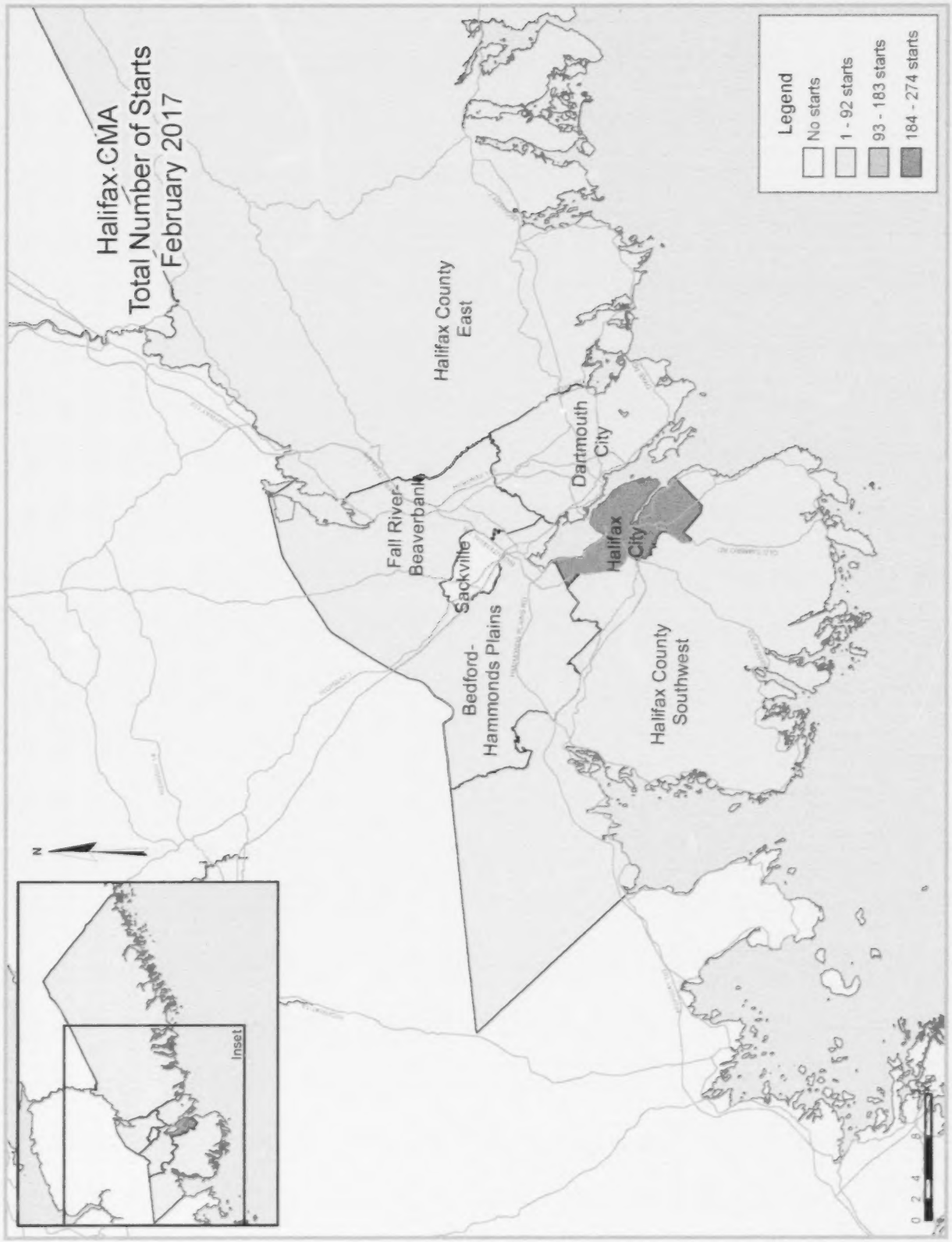
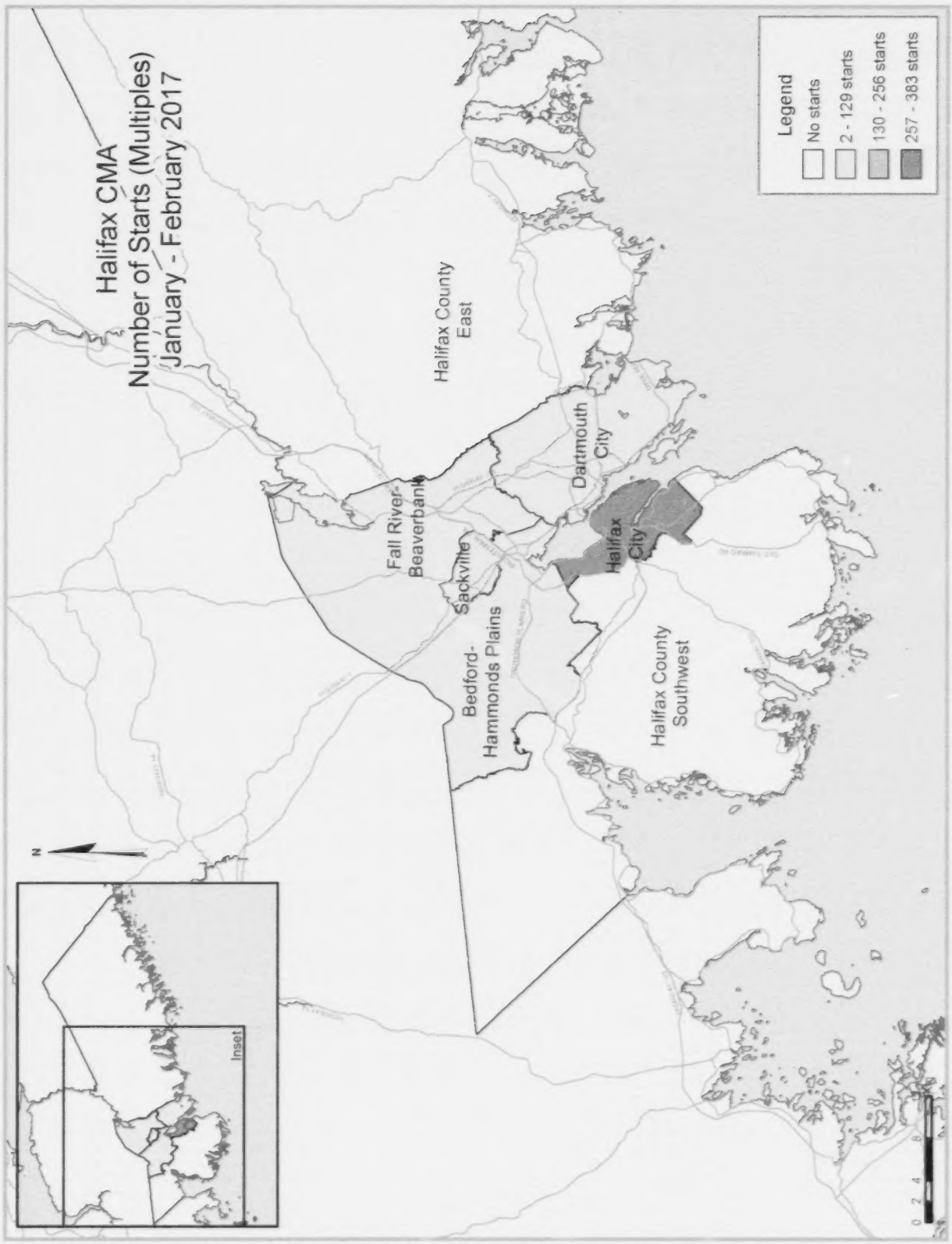
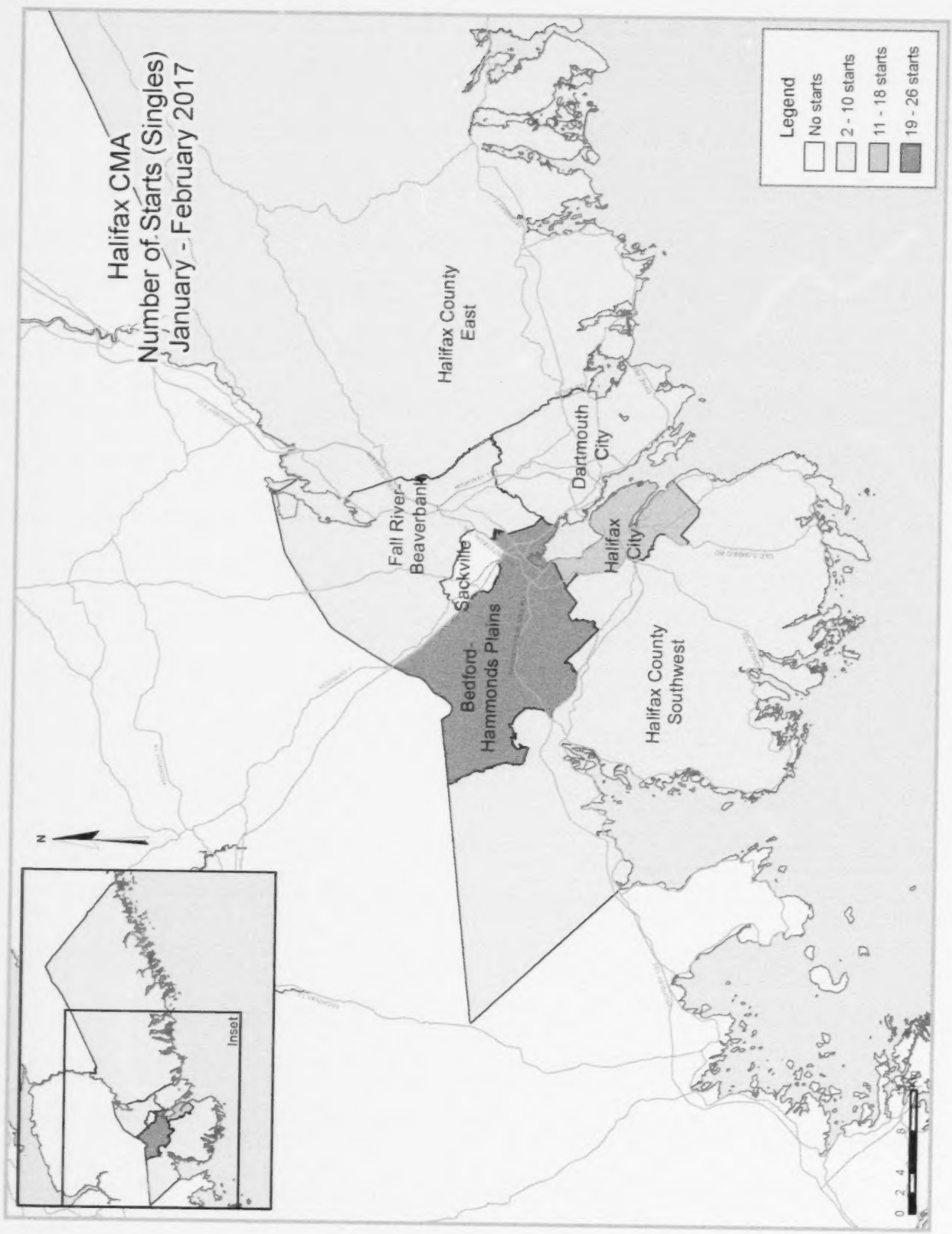
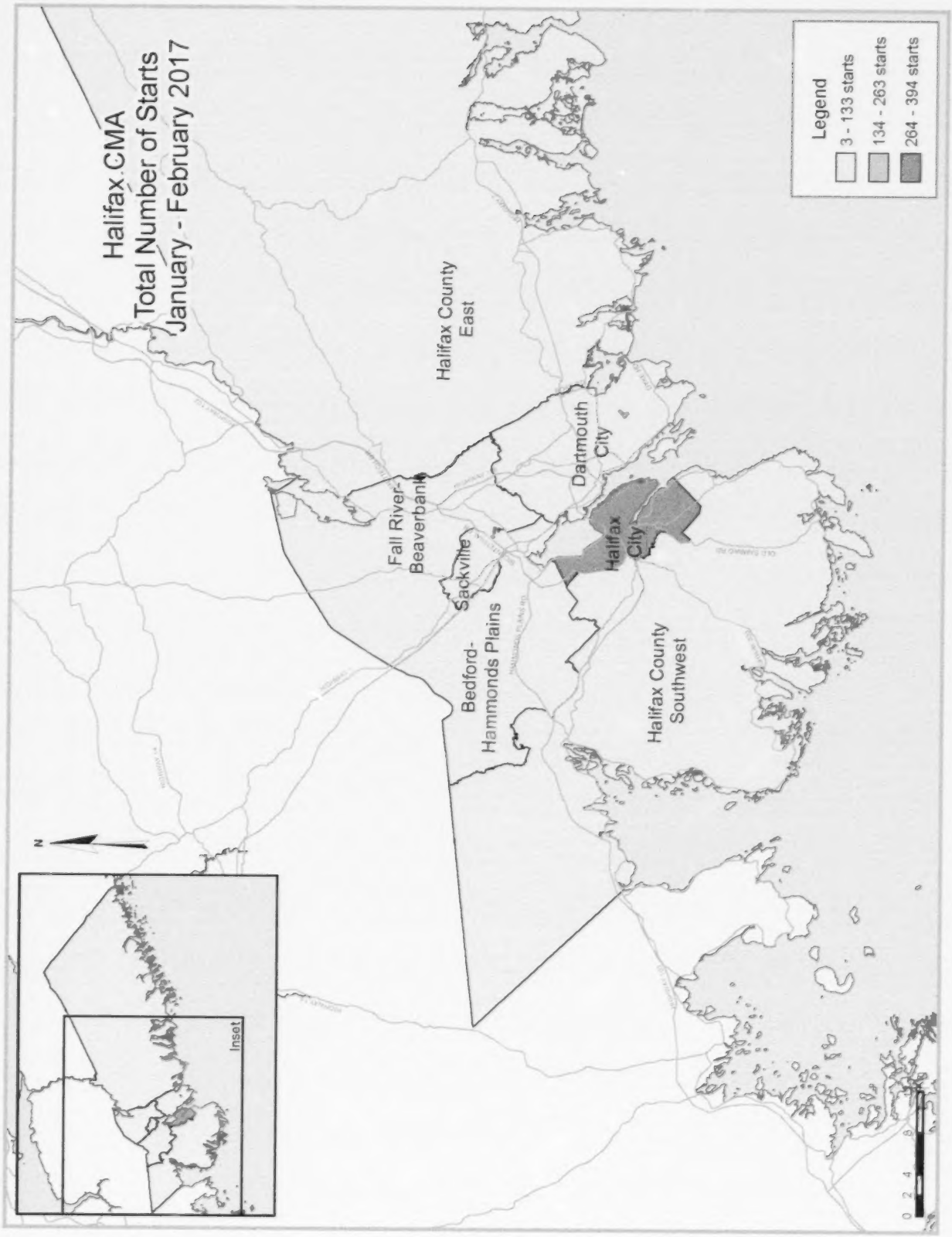

Halifax CMA
Number of Starts (Multiples)
February 2017
Legend
No starts
267 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Number of Starts (Singles)
February 2017
Legend
No starts
1 - 4 starts
5 - 8 starts
9 - 12 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
February 2017
Legend
No starts
1 - 92 starts
93 - 183 starts
184 - 274 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - February 2017
Legend
No starts
2 - 129 starts
130 - 256 starts
257 - 383 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - February 2017
Legend
No starts
2 - 10 starts
11 - 18 starts
19 - 26 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - February 2017
Legend
3 - 133 starts
134 - 263 starts
264 - 394 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2017		
Halifax CMA[1]	January 2017	February 2017
Trend[2]	2,611	3,016
SAAR	2,133	3,927
	February 2016	February 2017
Actual		
February - Single-Detached	14	35
February - Multiples	257	267
February - Total	271	302
January to February - Single-Detached	38	62
January to February - Multiples	269	404
January to February - Total	307	466

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	28	0	0	0	0	0	7	267	302
February 2016	14	4	10	0	0	0	0	243	271
% Change	100.0	-100.0	-100.0	n/a	n/a	n/a	n/a	9.9	11.4
Year-to-date 2017	52	4	22	0	0	0	13	375	466
Year-to-date 2016	38	10	16	0	0	0	0	243	307
% Change	36.8	-60.0	37.5	n/a	n/a	n/a	n/a	54.3	51.8
UNDER CONSTRUCTION									
February 2017	349	126	95	1	0	407	23	3,005	4,018
February 2016	298	66	88	0	0	544	23	2,512	3,643
% Change	17.1	90.9	8.0	n/a	n/a	-25.2	0.0	19.6	10.3
COMPLETIONS									
February 2017	34	10	13	0	0	0	14	0	71
February 2016	14	2	0	0	0	0	6	0	22
% Change	142.9	**	n/a	n/a	n/a	n/a	133.3	n/a	**
Year-to-date 2017	82	16	13	0	16	71	25	22	245
Year-to-date 2016	45	12	31	0	0	0	11	91	190
% Change	82.2	33.3	-58.1	n/a	n/a	n/a	127.3	-75.8	28.9
COMPLETED & NOT ABSORBED									
February 2017	68	7	21	0	9	75	n/a	n/a	180
February 2016	76	11	26	0	2	53	n/a	n/a	168
% Change	-10.5	-36.4	-19.2	n/a	**	41.5	n/a	n/a	7.1
ABSORBED									
February 2017	32	11	9	0	0	0	n/a	n/a	52
February 2016	18	4	7	1	1	0	n/a	n/a	31
% Change	77.8	175.0	28.6	-100.0	-100.0	n/a	n/a	n/a	67.7
Year-to-date 2017	81	17	14	0	7	47	n/a	n/a	166
Year-to-date 2016	48	11	31	1	1	0	n/a	n/a	92
% Change	68.8	54.5	-54.8	-100.0	**	n/a	n/a	n/a	80.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
February 2017	7	0	0	0	0	0	0	267	274
February 2016	2	4	0	0	0	0	0	242	248
Dartmouth City									
February 2017	0	0	0	0	0	0	1	0	1
February 2016	1	0	10	0	0	0	0	0	11
Bedford-Hammonds Plains									
February 2017	9	0	0	0	0	0	3	0	12
February 2016	5	0	0	0	0	0	0	0	5
Sackville									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
February 2017	4	0	0	0	0	0	1	0	5
February 2016	2	0	0	0	0	0	0	1	3
Halifax County East									
February 2017	3	0	0	0	0	0	0	0	3
February 2016	0	0	0	0	0	0	0	0	0
Halifax County Southwest									
February 2017	5	0	0	0	0	0	2	0	7
February 2016	4	0	0	0	0	0	0	0	4
Halifax CMA									
February 2017	28	0	0	0	0	0	7	267	302
February 2016	14	4	10	0	0	0	0	243	271

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
February 2017	69	62	25	0	0	407	4	2,484	3,051
February 2016	38	26	26	0	0	434	4	1,741	2,269
Dartmouth City									
February 2017	21	36	7	0	0	0	0	60	124
February 2016	32	12	22	0	0	110	2	213	424
Bedford-Hammonds Plains									
February 2017	110	8	46	0	0	0	5	262	431
February 2016	63	8	16	0	0	0	3	163	320
Sackville									
February 2017	4	12	3	0	0	0	3	199	221
February 2016	13	2	19	0	0	0	0	311	345
Fall River - Beaverbank									
February 2017	31	4	3	0	0	0	8	0	46
February 2016	36	10	0	0	0	0	13	3	62
Halifax County East									
February 2017	48	2	6	0	0	0	3	0	71
February 2016	56	4	0	0	0	0	0	1	73
Halifax County Southwest									
February 2017	66	2	5	1	0	0	0	0	74
February 2016	60	4	5	0	0	0	1	80	150
Halifax CMA									
February 2017	349	126	95	1	0	407	23	3,005	4,018
February 2016	298	66	88	0	0	544	23	2,512	3,643

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
February 2017	6	6	10	0	0	0	0	0	22
February 2016	2	2	0	0	0	0	0	0	4
Dartmouth City									
February 2017	2	0	3	0	0	0	1	0	6
February 2016	2	0	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
February 2017	9	0	0	0	0	0	2	0	11
February 2016	0	0	0	0	0	0	2	0	2
Sackville									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	3	0	0	0	0	0	0	0	3
Fall River - Beaverbank									
February 2017	2	2	0	0	0	0	9	0	13
February 2016	1	0	0	0	0	0	4	0	5
Halifax County East									
February 2017	7	2	0	0	0	0	0	0	9
February 2016	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
February 2017	6	0	0	0	0	0	2	0	8
February 2016	4	0	0	0	0	0	0	0	4
Halifax CMA									
February 2017	34	10	13	0	0	0	14	0	71
February 2016	14	2	0	0	0	0	6	0	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
February 2017	17	3	11	0	0	2	n/a	n/a	33
February 2016	12	3	13	0	0	51	n/a	n/a	79
Dartmouth City									
February 2017	13	0	5	0	9	71	n/a	n/a	98
February 2016	10	0	2	0	0	0	n/a	n/a	12
Bedford-Hammonds Plains									
February 2017	10	0	2	0	0	0	n/a	n/a	12
February 2016	17	0	1	0	0	0	n/a	n/a	18
Sackville									
February 2017	3	1	2	0	0	2	n/a	n/a	8
February 2016	8	3	6	0	0	2	n/a	n/a	19
Fall River - Beaverbank									
February 2017	9	3	0	0	0	0	n/a	n/a	12
February 2016	13	5	0	0	0	0	n/a	n/a	18
Halifax County East									
February 2017	6	0	0	0	0	0	n/a	n/a	6
February 2016	9	0	0	0	0	0	n/a	n/a	9
Halifax County Southwest									
February 2017	10	0	1	0	0	0	n/a	n/a	11
February 2016	7	0	4	0	2	0	n/a	n/a	13
Halifax CMA									
February 2017	68	7	21	0	9	75	n/a	n/a	180
February 2016	76	11	26	0	2	53	n/a	n/a	168

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
February 2017	3	5	4	0	0	[illegible]	n/a	n/a	12
February 2016	4	4	6	0	0	0	n/a	n/a	14
Dartmouth City									
February 2017	3	0	2	0	0	0	n/a	n/a	5
February 2016	1	0	0	0	0	0	n/a	n/a	1
Bedford-Hammonds Plains									
February 2017	8	0	2	0	0	0	n/a	n/a	10
February 2016	0	0	1	0	0	0	n/a	n/a	1
Sackville									
February 2017	2	2	0	0	0	0	n/a	n/a	4
February 2016	4	0	0	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
February 2017	2	2	0	0	0	0	n/a	n/a	4
February 2016	2	0	0	0	0	0	n/a	n/a	2
Halifax County East									
February 2017	8	2	0	0	0	0	n/a	n/a	10
February 2016	3	0	0	1	0	0	n/a	n/a	4
Halifax County Southwest									
February 2017	6	0	1	0	0	0	n/a	n/a	7
February 2016	4	0	0	0	1	0	n/a	n/a	5
Halifax CMA									
February 2017	32	11	9	0	0	0	n/a	n/a	52
February 2016	18	4	7	1	1	0	n/a	n/a	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Halifax City	7	2	0	4	0	0	267	242	274	248	10.5
Dartmouth City	1	1	0	0	0	10	0	0	1	11	-90.9
Bedford-Hammonds Plains	12	5	0	0	0	0	0	0	12	5	140.0
Sackville	0	0	0	0	0	0	0	0	0	0	n/a
Fall River - Beaverbank	5	2	0	0	0	0	0	1	5	3	66.7
Halifax County East	3	0	0	0	0	0	0	0	3	0	n/a
Halifax County Southwest	7	4	0	0	0	0	0	0	7	4	75.0
Halifax CMA	35	14	0	4	0	10	267	243	302	271	11.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	11	6	0	8	8	0	375	242	394	256	53.9
Dartmouth City	2	2	2	0	0	16	0	0	4	18	-77.8
Bedford-Hammonds Plains	26	13	0	2	14	0	0	0	40	15	166.7
Sackville	0	0	0	0	3	0	0	0	3	0	n/a
Fall River - Beaverbank	9	3	2	0	0	0	0	1	11	4	175.0
Halifax County East	6	4	0	0	0	0	0	0	6	4	50.0
Halifax County Southwest	8	10	0	0	0	0	0	0	8	10	-20.0
Halifax CMA	62	38	4	10	25	16	375	243	466	307	51.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Halifax City	0	0	0	0	0	0	267	242
Dartmouth City	0	10	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	10	0	0	0	0	267	243

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	8	0	0	0	0	0	375	242
Dartmouth City	0	16	0	0	0	0	0	0
Bedford-Hammonds Plains	14	0	0	0	0	0	0	0
Sackville	0	0	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	22	16	3	0	0	0	375	243

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Halifax City	7	6	0	0	267	242	274	248
Dartmouth City	0	11	0	0	1	0	1	11
Bedford-Hammonds Plains	9	5	0	0	3	0	12	5
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	4	2	0	0	1	1	5	3
Halifax County East	3	0	0	0	0	0	3	0
Halifax County Southwest	5	4	0	0	2	0	7	4
Halifax CMA	28	28	0	0	274	243	302	271

Table 2.5: Starts by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	19	14	0	0	375	242	394	256
Dartmouth City	3	18	0	0	1	0	4	18
Bedford-Hammonds Plains	35	15	0	0	5	0	40	15
Sackville	0	0	0	0	3	0	3	0
Fall River - Beaverbank	9	3	0	0	2	1	11	4
Halifax County East	6	4	0	0	0	0	6	4
Halifax County Southwest	6	10	0	0	2	0	8	10
Halifax CMA	78	64	0	0	388	243	466	307

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Halifax City	6	2	6	2	10	0	0	0	22	4	**
Dartmouth City	3	2	0	0	3	0	0	0	6	2	200.0
Bedford-Hammonds Plains	11	2	0	0	0	0	0	0	11	2	**
Sackville	2	3	0	0	0	0	0	0	2	3	-33.3
Fall River - Beaverbank	3	1	2	0	8	4	0	0	13	5	160.0
Halifax County East	7	2	2	0	0	0	0	0	9	2	**
Halifax County Southwest	8	4	0	0	0	0	0	0	8	4	100.0
Halifax CMA	40	16	10	2	21	4	0	0	71	22	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	17	8	8	2	14	15	0	90	39	115	-66.1
Dartmouth City	6	4	0	2	19	0	71	0	96	6	**
Bedford-Hammonds Plains	28	4	0	0	4	0	22	0	54	4	**
Sackville	3	4	0	0	0	16	0	0	3	20	-85.0
Fall River - Beaverbank	12	11	6	4	8	8	0	1	26	24	8.3
Halifax County East	10	6	2	4	0	0	0	0	12	10	20.0
Halifax County Southwest	15	11	0	0	0	0	0	0	15	11	36.4
Halifax CMA	91	48	16	12	45	39	93	91	245	190	28.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Halifax City	10	0	0	0	0	0	0	0
Dartmouth City	3	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	8	4	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	13	0	8	4	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	10	15	4	0	0	0	0	90
Dartmouth City	19	0	0	0	71	0	0	0
Bedford-Hammonds Plains	0	0	4	0	0	0	22	0
Sackville	0	16	0	0	0	0	0	0
Fall River - Beaverbank	0	0	8	8	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	29	31	16	8	71	0	22	91

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Halifax City	22	4	0	0	0	0	22	4
Dartmouth City	5	2	0	0	1	0	6	2
Bedford-Hammonds Plains	9	0	0	0	2	2	11	2
Sackville	2	3	0	0	0	0	2	3
Fall River - Beaverbank	4	1	0	0	9	4	13	5
Halifax County East	9	2	0	0	0	0	9	2
Halifax County Southwest	6	4	0	0	2	0	8	4
Halifax CMA	57	16	0	0	14	6	71	22

Table 3.5: Completions by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	35	25	0	0	4	90	39	115
Dartmouth City	8	5	87	0	1	1	96	6
Bedford-Hammonds Plains	24	2	0	0	30	2	54	4
Sackville	3	20	0	0	0	0	3	20
Fall River - Beaverbank	16	15	0	0	10	9	26	24
Halifax County East	12	10	0	0	0	0	12	10
Halifax County Southwest	13	11	0	0	2	0	15	11
Halifax CMA	111	88	87	0	47	102	245	190

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
February 2017	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
February 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2017	2	12.5	3	18.8	4	25.0	1	6.3	6	37.5	16	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	-	-
Dartmouth City													
February 2017	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Bedford-Hammonds Plains													
February 2017	0	0.0	1	12.5	0	0.0	4	50.0	3	37.5	8	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	4.5	2	9.1	10	45.5	9	40.9	22	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Sackville													
February 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
February 2016	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	542,450
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	33.3	0	0.0	3	50.0	1	16.7	6	-	542,450
Fall River - Beaverbank													
February 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	3	30.0	4	40.0	0	0.0	2	20.0	1	10.0	10	-	293,975
Year-to-date 2016	2	18.2	5	45.5	1	9.1	1	9.1	2	18.2	11	-	425,400
Halifax County East													
February 2017	3	37.5	5	62.5	0	0.0	0	0.0	0	0.0	8	-	318,700
February 2016	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2017	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	-	318,700
Year-to-date 2016	2	28.6	3	42.9	1	14.3	1	14.3	0	0.0	7	-	-
Halifax County Southwest													
February 2017	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	-
February 2016	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	-	-
Year-to-date 2016	1	9.1	5	45.5	1	9.1	3	27.3	1	9.1	11	-	-
Halifax CMA													
February 2017	7	21.9	8	25.0	4	12.5	6	18.8	7	21.9	32	-	493,388
February 2016	1	5.3	8	42.1	1	5.3	3	15.8	6	31.6	19	-	508,058
Year-to-date 2017	14	17.3	17	21.0	11	13.6	19	23.5	20	24.7	81	-	528,074
Year-to-date 2016	5	10.2	19	38.8	4	8.2	13	26.5	8	16.3	49	-	449,687

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2017

Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	542,450	n/a	-	542,450	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	318,700	-	n/a	318,700	-	n/a
Halifax County Southwest	-	-	n/a	-	-	n/a
Halifax CMA	493,388	508,058	-2.9	528,074	449,687	17.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	February 2017				February 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	75	358,489	107	731	98	318,475	123	722	-23.5	12.6	-13.0	1.2
Dartmouth City	79	243,564	81	594	90	241,276	101	637	-12.2	0.9	-19.8	-6.8
Bedford-Hammonds Plains	44	325,138	131	463	48	323,682	141	528	-8.3	0.4	-7.1	-12.3
Sackville	25	187,628	105	178	30	183,865	89	251	-16.7	2.0	18.0	-29.1
Halifax County Southwest	21	243,675	129	295	22	288,127	89	363	-4.5	-15.4	44.9	-18.7
Halifax County East	15	256,753	125	204	17	178,253	88	257	-11.8	44.0	42.0	-20.6
Outside Halifax-Dartmouth Board	14	160,250	59	229	18	195,283	119	222	-22.2	-17.9	-50.4	3.2
Fall River-Beaver Bank	22	331,877	96	290	28	262,238	89	346	-21.4	26.6	7.9	-16.2
Halifax CMA	295	283,520	103	2984	351	268,390	110	3326	-16.0	5.6	-6.4	-10.3

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	134	331,651	99		172	319,917	132		-22.1	3.7	-25.0	
Dartmouth City	123	231,555	88		140	233,397	100		-12.1	-0.8	-12.0	
Bedford-Hammonds Plains	74	347,094	134		73	334,542	147		1.4	3.8	-8.8	
Sackville	50	190,338	103		61	196,059	108		-18.0	-2.9	-4.6	
Halifax County Southwest	45	250,392	139		41	263,932	100		9.8	-5.1	39.0	
Halifax County East	39	231,417	126		31	163,671	117		25.8	41.4	7.7	
Outside Halifax-Dartmouth Board	34	197,756	96		34	194,135	113		0.0	1.9	-15.0	
Fall River-Beaver Bank	34	338,026	100		50	286,266	91		-32.0	18.1	9.9	
Halifax CMA	533	275,111	107	47%	602	267,261	117	36%	-11.5	2.9	-8.5	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	118.6	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	118.6	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	118.6	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	118.6	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	119.1	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	119.7	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	119.9	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	119.9	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64		130.5	226	5.9	67.5	875
	February	561	3.14	4.64		130.3	225	6.1	67.1	871
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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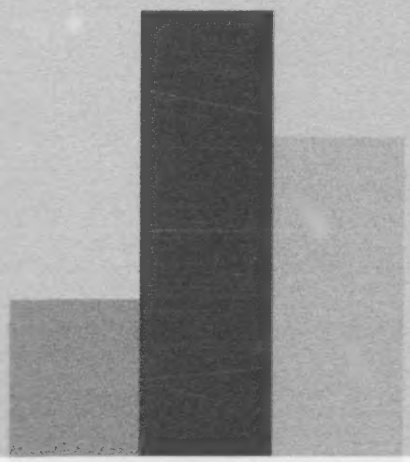

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